



MEMORANDUM

Agenda Item 15(B)4

TO: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

DATE: March 7, 2006

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Resolution No. HP 2006-01
City of Miami Springs

Kay Sullivan, Director
Clerk of the Board Division

Attached for your information is a copy of Resolution No. HP 2006-01 of the City of Miami Springs Historic Preservation Board accepting and approving the designation report for the Woman's Club, designating the subject property as a local historic site; specifying the authorization and requirements of designation; providing an effective date.

KS:fcd
Attachment



City of
MIAMI SPRINGS
Florida

OFFICE OF THE CITY CLERK
201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

TELEPHONE:
305-805-5006
FAX:
305-805-5019
305-805-5028

Historic Preservation Board

February 17, 2006

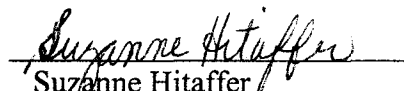
To: Distribution List

Re: THE WOMAN'S CLUB – 200 WESTWARD DRIVE

As required by Sec. 153.25 of the Miami Springs Code of Ordinances, this is formal notice to all interested parties that the Miami Springs Historic Preservation Board did, at its meeting of February 16, 2006, adopt the attached resolution designating the above listed property as a historic site.

If an appeal of the attached decision is sought, a written notice of appeal must be filed with the City Clerk within twenty (20) days and such notice must state (1) the decision, which is being appealed, (2) the grounds for the appeal, (3) a brief summary of the relief action that is sought.

Copies of this notice, and the attached resolution and minutes, have been provided by personal service or mail to all parties listed below.


Suzanne Hitaffer
Clerk of the Board

Attachments:

Resolution HP-2006-01
Minutes of the 02/16/2006 Historic Preservation Board Meeting

CLERK OF THE BOARD
2006 FEB 21 PM 3:29
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

Distribution List

City of Miami Springs:

City Council
City Manager
Assistant City Manager
City Attorney
City Building Official
City Clerk
Public Services Director
Historic Preservation Board members

Miami-Dade County:

Clerk of the Board of County Commissioners ✓
111 N.W. First Street
Suite 210
Miami, FL 33128

Iván Rodríguez, Director
Miami- Dade County Office of Historic Preservation
111 N. W. First Street, Suite 695
Miami, FL 33128

Owner:

Nikki Jester, President
Miami Springs Woman's Club
200 Westward Drive
P. O. Box 660396
Miami Springs, FL 33266

RESOLUTION NO. HP 2006-01

**A RESOLUTION OF THE CITY OF MIAMI SPRINGS
HISTORIC PRESERVATION BOARD ACCEPTING AND
APPROVING THE DESIGNATION REPORT FOR THE
WOMAN'S CLUB, DESIGNATING THE SUBJECT
PROPERTY AS A LOCAL HISTORIC SITE; SPECIFYING
THE AUTHORIZATION AND REQUIREMENTS OF
DESIGNATION; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on January 19, 2006 the Historic Preservation Board considered a designation report regarding the historical significance of The Woman's Club property located at 200 Westward Drive, Miami Springs, Florida, which is legally described as follows; and,

Country Club Estates Amended Plat,
Section 1, Recorded in Plat Book 28, Page 11,
Lots 32 & 33, Block 73 & Tract A 34-39
of the Public Records of Miami-Dade County, Florida;

WHEREAS, the Woman's Club is a commercial building constructed in 1949 by Andrew Plassey on land donated by Mrs. Pearl Wheeler in memory of her mother, Mrs. Jennie Potter Neff, and Mr. Glenn H. Curtiss' mother, Lua Curtiss Adams; and,

WHEREAS, the subject property was built to maintain the Memorial Library that had 2,300 books on the shelves when the clubhouse opened and the Library Committee added 759 new books during the first year; and,

WHEREAS, on October 1, 1959, the Woman's Club relinquished the fruits of its library to the Town of Miami Springs and it was moved to its present location at 401 Westward Drive in 1960; and,

WHEREAS, the structure is an example of Contemporary Pueblo architecture with eclectic features typical of the greater Miami area during the 1930's and 1940's. The roofline has Pueblo detailing and round downspouts and the eyebrows above both doors are an Art Deco feature; and,

WHEREAS, the subject property of the designation is located within the boundaries and jurisdiction of the City of Miami Springs, Florida; and,

WHEREAS, following appropriate review of the designation documentation at a properly noticed and conducted public hearing, the City of Miami Springs Historic Preservation Board has determined that the designation of The Woman's Club is both proper and appropriate:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MIAMI SPRINGS HISTORIC PRESERVATION BOARD:

Section 1: That the designation report filed with the Clerk and considered by the Board on January 19, 2006 for the Woman's Club property is hereby accepted and approved by the Board.

Section 2: That the Woman's Club property located at 200 Westward Drive, Miami Springs, Florida, which is legally described below, is hereby designated as a local historic site.

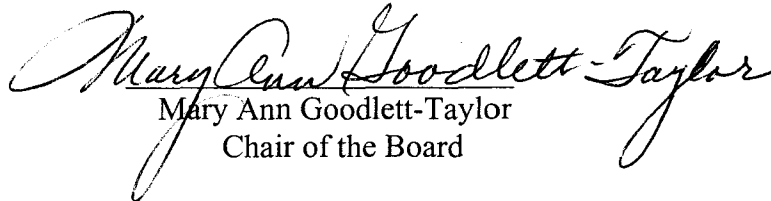
Country Club Estates Amended Plat,
Section 1, Recorded in Plat Book 28, Page 11,
Lots 32 & 33, Block 73 & Tract A 34-39
of the Public Records of Miami-Dade County, Florida;

Section 3: That the aforesaid designation of The Woman's Club is authorized by the provisions contained within Chapter No. 153 of the City of Miami Springs Code of Ordinances, which further subjects the designated property to all rights, privileges and requirements contained therein.


Section 4: That this Resolution, and the designation approval contained herein, shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Historic Preservation Board of the City of Miami Springs, Florida, this 16th day of February 2006.

Motion to adopt the foregoing resolution was offered by Yvonne Shonberger, seconded by Charles Hill, and carried unanimously on roll call vote.


Mary Ann Goodlett-Taylor
Chair of the Board

ATTEST:


Suzanne S. Hitafter, CMC
Deputy City Clerk



City of Miami Springs, Florida

The **Miami Springs Historic Preservation Board** met at 7:00 p.m., on Thursday, February 16, 2006 in the Council Chambers at City Hall.

The meeting was called to order at 7:03 p.m.

1) Call to Order/Roll Call

The following were present:

Chairman Mary Ann Goodlett-Taylor
Vice Chairman Sydney Garton
Charles M. Hill
Yvonne Shonberger
Michael Windrem (arrived at 7:10 p.m.)

Also Present: Deputy City Clerk Suzanne Hitaffer

2) Approval of Minutes: January 19, 2006 Regular Meeting

The minutes of the January 19, 2006 Regular Meeting were approved as written.

Vice Chair Sydney Garton moved to approve and Charles Hill seconded the motion, which carried 4-0 on voice vote (Michael Windrem was not present at this time).

3) Public Hearing:

Resolution – A Resolution of the City of Miami Springs Historic Preservation Board Accepting and Approving the Designation Report for the Woman's Club, Designating the Subject Property as a Local Historical Site; Specifying the Authorization and Requirements of Designation; Providing an Effective Date.

Chair Mary Ann Goodlett-Taylor read the resolution by title.

Chair Goodlett-Taylor opened the public hearing to those persons wishing to speak.

Nikki Jester of 829 Lake Drive, President of the Miami Springs Woman's Club, stated that when the Club's advisory committee instructed Yvonne Shonberger to begin designation proceedings they did not realize that the process would move so quickly.

Ms. Jester asked if the designation decision could be reversed if the Woman's Club were to have a problem sustaining the organization.

Chair Goodlett-Taylor explained that the Board had never addressed this question before and to her knowledge once a property is designated, it remains designated. She said that the Board has the authority to issue a Certificate of Appropriateness for any modifications to the building other than repairs or maintenance.

Ms. Jester informed the Board that the building needs repair work that might not change the outside, but there could be other modifications in the future that would affect the architecture or structure of the building. She is concerned that the Club might not be able to sustain the cost of repairs and they could be faced with a situation that would require them to sell the building and dissolve the Club with the proceeds going to 501 (C) 3 organizations or a trust for scholarships.

Ms. Jester said that she would fully support the designation if the Club's membership increased and allowed the organization to become self-sustaining. She is concerned because the governing rules have changed, the Club cannot apply for a bank loan and there is no monthly income.

Yvonne Shonberger stated that historic designation does not prohibit changes as long as they are appropriate. She said that even a radical change like doubling the size of the building could be approved with the proper authorization. Ms. Shonberger added that historic designations protect the historical significance of the property and they do not negatively affect the property value.

The Board assured Ms. Jester that interior changes or modifications are not restricted by the preservation ordinance.

Ms. Jester mentioned that there is a parking shortage and there could be a need for additional parking on the property for the Club members. She asked if this would be a problem.

Ms. Shonberger stated that the Club could apply for a Certificate of Appropriateness and any reasonable request would be considered and approved with the proper permits.

Ms. Jester suggested that it might be wise for the Board to table the matter until more information is available.

Chair Goodlett-Taylor stated that she was under the impression that all the Club members approved of the designation.

Ms. Jester said that she is in charge of fundraising and she wonders what is going to happen when she decides to step down. She explained that operating expenses are increasing and she is concerned because the organization has no income.

(*Michael Windrem arrived at this time)

Vice Chair Sydney Garton stated that historic designations can enhance property values and it would not preclude any modifications as long as the Board approves a Certificate of Appropriateness.

To answer Mr. Hill's question, Ms. Jester said that she was concerned that historic designation would hinder the ability to sell the property or prohibit an addition to the building.

Michael Windrem stated that historic designation is designed to protect the history of the City and it is not meant to hinder development as long as it is reasonable.

Chair Goodlett-Taylor explained that the Board must follow the rules and regulations for historical preservation. When the property is sold it must be disclosed that the property is designated and any changes that require a building permit must come to the Board for approval.

Chair Goodlett-Taylor read the resolution in its entirety. There were no additional speakers and the public hearing was closed.

Yvonne Shonberger moved to adopt the resolution and Charles Hill seconded the motion, which carried unanimously on roll call vote (Resolution HP 2006-01).

Chair Goodlett-Taylor stated that the Board must request City Council approval for the purchase of a bronze designation plaque for the Woman's Club.

Ms. Shonberger said that when a building is designated it formalizes the history and the Woman's Club is a place where historic events happened that shaped the future of Miami Springs.

The Board thanked Ms. Shonberger for preparing the designation report.

4) Old Business:

Chair Goodlett-Taylor reported that she asked the Memorial Committee to follow up on the street dedication and memorial for John Stadnik.

5) New Business:

The Board received Pioneer History Profiles from Helen Bogatay of 325 South Drive and Janet Martin of 1440 La Baron Drive.

By consensus, the Board agreed to approve the nominations for Pioneer Resident and recommended scheduling the award presentations for the next City Council meeting.

6) Reports/Requests:

a. Council Liaison:

Council Liaison Paul Dotson was not present.

b. Board Members

Yvonne Shonberger made a recommendation to change the meeting time to 7:30 p.m. and after brief discussion, the Board agreed to continue to meet at 7:00 p.m.

Chair Goodlett-Taylor said that Yvonne arrived after last month's meeting was adjourned because she thought the meeting was at 7:30, and she was hoping that she would not be counted absent.

Ms. Shonberger encouraged the other Board members to write future designation reports since it is not a difficult task.

Michael Windrem reported that he is the new owner of Miami Springs Reality, which is located in the former real estate office of Walter Stadnik.

7) Adjourn

There was no further business to discuss and the meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Suzanne Hitaffer
Clerk of the Board

Approved as written at meeting of: _____

The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council.
